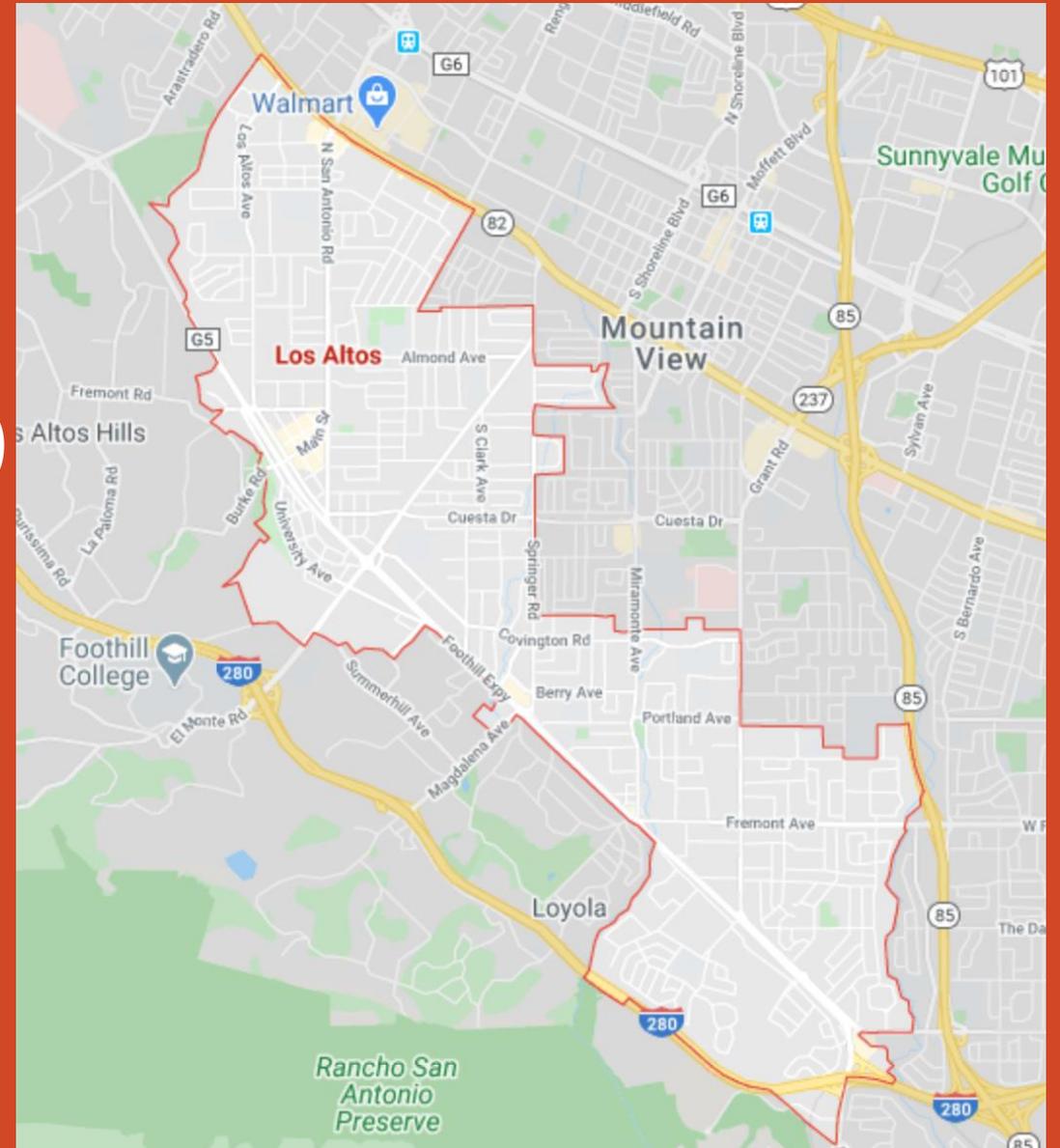


# 4846-4856 El Camino Real Modification MOD 20-0001

by Jon Biggs, CDD and  
Guido F. Persicone, Planning  
Services Manager, AICP



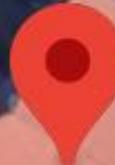
Alpine Anim

82

Los Altos Square

El Camino Real

See's Candies  
Temporarily closed



4856 El Camino Real

Jack in the Box  
Takeout available



Mind of Beauty Day



**Multi-Family**

**Commercial Thoroughfare**

**Single-Family**

**TOTAL CONTAINERS PROVIDED**

TRASH

RECYCLE

GREEN WASTE

2 - 4 CYD BINS

2 - 3 CYD BINS

4 - 65 GALLON CARTS

BINS ARE CONNECTED TO 24 INCH DIAMETER TRASH CHUTES TRUNCATING AT THE TRASH ROOM ON THIS LEVEL (BASEMENT GARAGE LEVEL). SPARE BINS ARE INTERCHANGED WITH THE FULL BINS ON PICKUP DAYS WHICH ARE THEN CARTED FROM THE TRASH ROOM TO THE DESIGNATED STAGING AREA ON SITE (SEE SHEET A-1 FOR LOCATION).

**ACCESSIBLE**

1 SPACE



GUEST

GUEST

GUEST

GUEST

GUEST

GUEST

GUEST

GUEST

**STANDARD**

7 SPACES

MOVE WALL ± 4'

STAIR-1

63

TRASH/RECYCLE

116'-6"

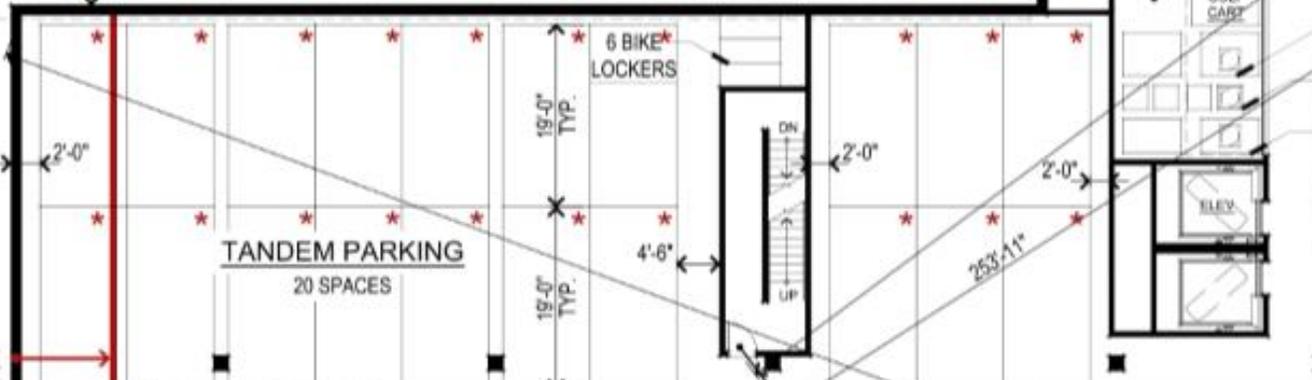
ROLL-UP GATE

26'-2"

10'-10"

LINE OF 20' GRADING SETBACK

6'-0"



**TANDEM PARKING**

20 SPACES

6 BIKE LOCKERS

19'-0" TYP.

19'-0" TYP.

9'-0" TYP.

STAIR-2

64

GOLF CART

ELEV

TRASH (2) 4 CYD BINS  
GREEN WASTE (4) 65 GALLON CARTS  
RECYCLE (2) 3 CYD BINS

RAMP

UP TO STREET

UP

10%

20%

**STANDARD**

3 SPACES

20%

10%

DN

2011 FORD RANGER

2011 FORD RANGER

**STANDARD**

23 SPACES

9'-0" TYP.

19'-0" TYP.



LINE OF 25' FRONT SETBACK

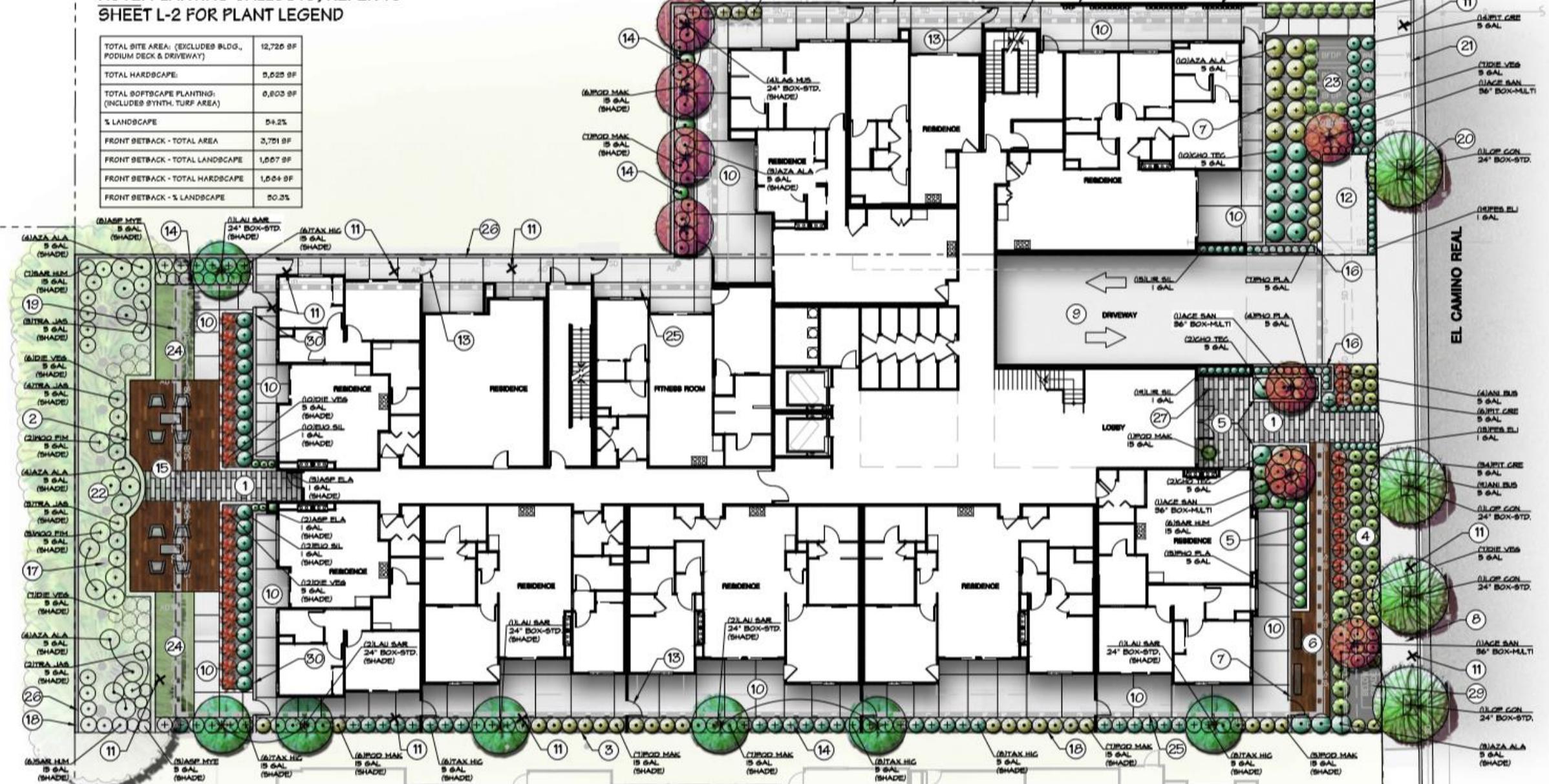
BELOW GRADE TRANSFORMER

3'-0"

MOVE WALL ± 9'

# SHEET L-2 FOR PLANT LEGEND

TOTAL SITE AREA: (EXCLUDES BLDG., PODIUM DECK & DRIVEWAY)	12,725 SF
TOTAL HARDSCAPE:	5,525 SF
TOTAL SOFTSCAPE PLANTING: (INCLUDES SYNTH. TURF AREA)	6,603 SF
% LANDSCAPE	54.2%
FRONT SETBACK - TOTAL AREA	3,751 SF
FRONT SETBACK - TOTAL LANDSCAPE	1,557 SF
FRONT SETBACK - TOTAL HARDSCAPE	1,554 SF
FRONT SETBACK - % LANDSCAPE	50.3%



## PROGRAM AMENITY LEGEND

- 1 LARGE FORMAT PAVERS, TYPICAL
- 2 3' +/- RETAINING WALL TO REPLACE EXISTING WALL PRESERVE GRADES AROUND REDWOODS
- 3 EXISTING CMU PROPERTY WALL TO REMAIN. TREES SPACED TO WORK WITH EXISTING TREES ON ADJACENT PROPERTY
- 4 PLANTING AREA AT STREET FRONTAGE
- 5 30" HT. RAISED PLANTER WALL, TYPICAL
- 6 SEMI-PRIVATE PATIO/ WOOD DECK PAVING WITH BENCH SEATING
- 7 4" HT. CONCRETE PRIVACY WALL WITH BOARD FORM FINISH AND 4' HT WOOD FIRE ACCESS GATE
- 8 EXISTING CMU PROPERTY WALL TO REMAIN. TREES SPACED TO WORK WITH EXISTING TREES ON ADJACENT PROPERTY
- 9 RAMP TO PARKING GARAGE, S.C.D.

- 10 COLORED CONCRETE PAVING, TYPICAL
- 11 EXISTING TREE TO BE REMOVED, TYPICAL
- 12 LOADING PARKING STALL, S.C.D.
- 13 6' HT. WOOD PRIVACY FENCE AND FIRE ACCESS GATE W/ KNOX BOX, TYPICAL
- 14 SIDE PROPERTY LINE SCREEN PLANTING, TYPICAL

- 15 PASSIVE LOUNGE AREA: LOUNGE SEATING NICHES W/ WOOD DECK PAVING AND FEATURE RETAINING WALL AROUND EXISTING REDWOODS
- 17 EXISTING REDWOOD TREES TO REMAIN, TYPICAL
- 18 PROPERTY LINE, TYPICAL
- 19 20'-0" URBAN FOREST SETBACK

- 20 PROPOSED NEW STREET TREE LOCATION, TYPICAL OF (4)
- 21 CURBSIDE TRASH PICK-UP AT DESIGNATED RED CURB ZONE
- 22 SHADE TOLERANT UNDERSTORY PLANTING BENEATH EXISTING REDWOOD TREES
- 23 BUILDING UTILITY VAULTS/ BOXES, S.C.D.
- 24 SYNTHETIC LAWN, TYP.
- 25 PODIUM PARKING DECK BELOW

- 26 NEW 6' HEIGHT CMU WALL, TYPICAL
- 27 BIKE PARKING, (4) BIKES TOTAL
- 28 GAS METERS, TYP.
- 29 UNDERGROUND TRANSFORMER, SEE CIVIL DRAWINGS.
- 30 6' HT. CONCRETE PRIVACY WALL WITH BOARD FORM FINISH AND 6' HT WOOD FIRE ACCESS GATE



# Development Information

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Development Information	
Zoning:	Commercial Throughfare (CT)
General Plan:	Throughfare Commercial
Height:	Max Height of 45 feet; Concession of 58 feet
DU/Acre	38 du/acre-Concession-69 du/acre
Parking	Normal 111 spaces; Density Bonus Parking Standard: 93 spaces

# Project History

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November 13, 2018-City Council meeting

November 27, 2018-Council approval of a 52 unit  
condo project.

10 BMRs (6 rental and 4 ownership)

# Incentives and Concessions

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Reduction in site development standards or modifications of zoning/architectural design requirements that result in “identifiable and actual cost reductions to provide for affordable housing”

Mixed-use zoning that reduces the cost of the housing if the nonresidential uses are compatible with housing and other area development

Other regulatory incentives or concessions that result in “identifiable and actual cost reductions to provide for affordable housing

# Concessions

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Standard	Concession
Maximum Height: 45 Feet	Concession granted to allow 58 feet
Rear Yard Setback (100 feet)	Concession granted to allow 60 Feet (40% reduction)

# Waiver

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*In no case may a city, county, or city and county apply any development standard that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted by this section.*

# Waivers

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Two waivers:

- 1- allowing an elevator tower to be 17.9 feet tall when the code only allows such structures to be 12 feet tall and
- 2- allow the roof top structure to be 4.6% of the roof area when 4% is the maximum

# Parking Stall Reduction-Waiver

Reducing the parking stall sizes from 9 feet to 8.5 feet in width for 75% of the 108 spaces or 81 spaces

# Corrections/Clarifications

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Applicant wanted the City Council to know this design modification will allow for additional electric charging stations for the project as well as a better configuration of the common open space.

# Recommendation

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City staff are recommending denial of this project modification (MOD 20-0001).

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Reference Slides-Not For Main

Presentation

# Open Space Requirements

## THIRD FLOOR

### OPEN SPACE

#### PRIVATE OPEN SPACE

REQUIRED: 50 SF AVERAGE / UNIT X 50 UNITS = 2500 SF  
PER LAMC 14.50.150A

PROVIDED:

FIRST FLOOR:	4,965 SF
SECOND FLOOR:	1,152 SF
THIRD FLOOR:	1,187 SF
FOURTH FLOOR:	1,689 SF
FIFTH FLOOR:	1,689 SF
<u>TOTAL PROVIDED:</u>	<u>10,682 SF</u>

#### COMMON OPEN SPACE

REQUIRED: TWENTY-SIX (26) TO FIFTY (50) UNITS: 2400 SF  
PER LAMC 14.50.150C3

PROVIDED:

GROUND LEVEL:	3,433 SF
ROOF LEVEL:	5,422 SF
<u>TOTAL PROVIDED:</u>	<u>8,855 SF</u>

Private Space required	Open (2,600) 52X50	10,682 pen provided	private space
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Common Space (required) 51 units.	Open 3,200 over	8,855 open provided	common space
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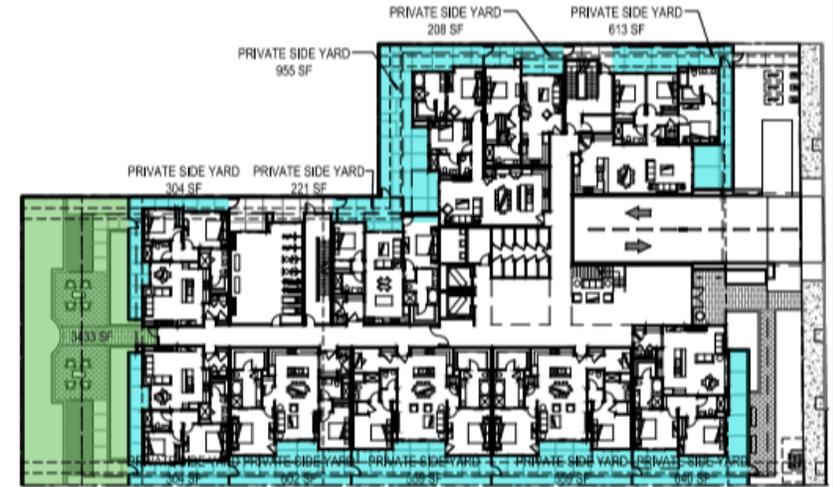
# Open Space Requirements



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

## OPEN SPACE

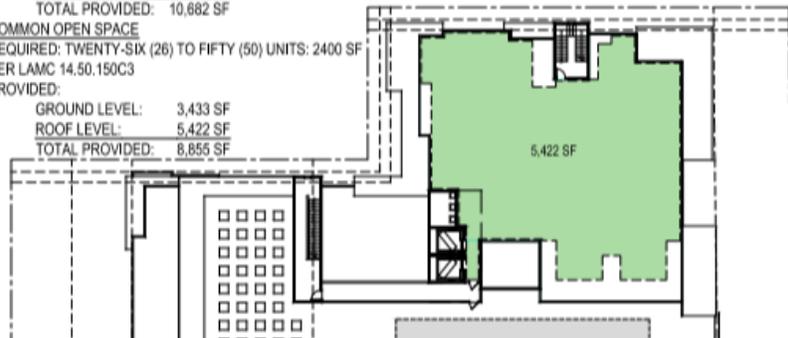
PRIVATE OPEN SPACE  
 REQUIRED: 50 SF AVERAGE / UNIT X 50 UNITS = 2500 SF  
 PER LAMC 14.50.150A  
 PROVIDED:

FIRST FLOOR: 4,965 SF  
 SECOND FLOOR: 1,152 SF  
 THIRD FLOOR: 1,187 SF  
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 FIFTH FLOOR: 1,689 SF  
 TOTAL PROVIDED: 10,682 SF

OPEN SPACE LEGEND	
COMMON OPEN SPACE	
PRIVATE OPEN SPACE	

COMMON OPEN SPACE  
 REQUIRED: TWENTY-SIX (26) TO FIFTY (50) UNITS: 2400 SF  
 PER LAMC 14.50.150C3  
 PROVIDED:

GROUND LEVEL: 3,433 SF  
 ROOF LEVEL: 5,422 SF  
 TOTAL PROVIDED: 8,855 SF



# Parking Ratios

	Market Rate	Affordable Units	Density Bonus Parking Ratios	Total Parking
Bedroom Count				
3 Bedrooms	0	0	2	0
Two Bedrooms	35	6	2	82
1 Bedrooms	7	4	1	11
	42	10		93

## Normal Parking Ratios Per the Los Altos Muni Code

	Market Rate	Affordable		
3 bedrooms	0	0	2	0
Two Bedroom	35	6	2	82
1 Bedroom	7	4	1.5	16.5
	42	10		98.5

Guest Parking (1/4 spaces)

13 Total Parking=Guest+ Required)

111.5